ORDER RECLIVED FOR FILING Date 5/4/12 By IN RE: PETITIONS FOR SPECIAL HEARING,

SPECIAL EXCEPTION & VARIANCE -

NE/Cor. Mt. Wilson Lane and Winands Rd. * ZO

NE/Cor. Mt. Wilson Lane and Winands R (725 Mt. Wilson Lane)

2nd Election District

2nd Council District

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 02-395-SPHXA

Mullen Enterprises, Inc., Owners;

North Oaks Real Estate Partnership, C.P.

* * * * * * * * *

ORDER OF DISMISSAL

WHEREAS, this matter was scheduled for a public hearing on May 6, 2002 to consider Petitions for Special Hearing, Special Exception and Variance filed by the owners of the subject property, Mullen Enterprises, Inc., and the Contract Purchasers, North Oaks Real Estate Partnership, through their attorney, Robert A. Hoffman, Esquire. Pursuant to the written request for withdrawal from Counsel for the Petitioners, dated May 3, 2002, certain architectural changes in the proposed development on the subject property may necessitate revisions to the site plan and requested relief. Thus, the Petitions as filed must be withdrawn.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of May, 2002 that the Petitions filed in the above-captioned matter, be and the same are hereby DISMISSED without prejudice.

ZAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:bjs

cc: Robert A. Hoffman, Esquire

Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, Md. 21285-5517

J. Carroll Holzer, Esquire

Holzer & Lee, 508 Fairmount Avenue, Towson, Md. 21286

C. William Clark, Esquire

Nolan, Plumhoff & Williams, 502 Washington Avenue, Towson, Md. 21204 People's Counsel; Case File



REV 9115198

Petition for Special Hearing

for the property located at 725 Mt. Wilson Lane

to the Zoning Commissioner of Baltimore County

	which is presently zoned	D,R. 365
	METK	
This Petition shall be filed with the Department of Permits owner(s) of the property situate in Baltimore County and which made a part hereof, hereby petition for a Special Hearing us County, to determine whether or not the Zoning Commissioner	n is described in the description and nder Section 500.7 of the Zoning	Diat attached hereto and
SEE ATTACHED		
Property is to be posted and advertised as prescribed by the zo	oning regulations.	
I, or we, agree to pay expenses of above Special Hearing, advertisin zoning regulations and restrictions of Baltimore County adopted purs	g, posting, etc. and further agree to an uant to the zoning law for Baltimore Co	d are to be bounded by the bunty.
	I/We do solemnly declare and affirm perjury, that I/we are the legal owne is the subject of this Petition.	
Contract Purchaser/Lessee:	Legal Owner(s):	
	SEE ATTACHED	
Name - Type or Print	Name - Type or Print	-
Signature	Signature	
Address Telephone No.	Name - Type or Print	
City State Zip Code	Signature	
Attorney For Petitioner:		
Robert A. Hoffman	Address	Telephone No.
Name - Type or Print	City	State Zip Code
Sharan	Representative to be Conta	cted:
Signature Venable, Baetjer and Howard, LLP Company	Robert A. Hoffman	
210 Allegheny Avenue (410) 494-6200		410) 494-6200
Address Telephone No. Towson, MD 21204	Address Towson, MD	Telephone No. 21204
Towson, MD 21204 City State Zip Code		State Zip Code
	OFFICE USE C	NLY
	ESTIMATED LENGTH OF HE	-
Case No. 02 395 SPHXA		
	UNAVAILABLE FOR HEARING wed By Date	_ 1 ./
PPI) GITELOF	wed by Date.	

PETITION FOR SPECIAL HEARING

Petition for Special Hearing to amend the latest approved site plan and all prior zoning relief.

Petition for Special Hearing to amend the latest approved partial and final development plans.

Mullan-North Oaks Signature Page

Legal Owner (s):

North Oaks Real Estate Partnership

By: Mullan-North Oaks Limited Partnership

By: Rosedale Co., Inc. General Partner

Norman W. Wilder
President

Gwynn Falls Limited Partnership

By: Mullan-North Oaks Limited Partnership

By: Rosedale Co., Inc. General Partner

Norman W. Wilder

President

c/o Norman W. Wilder Mullan Enterprises, Inc. 2330 West Joppa Road Suite 210 Lutherville, Maryland 21093 (410) 494-9200



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 725 Mt. Wilson Lane

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at the hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

	perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
Name - Type or Print	SEE ATTACHED
value - Type of Find	Name - Type or Print
Signature	Signature
Address Telepnone No.	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	
Robert A. Hoffman	Address Telephone No.
Name - Type or Print	City State Zip Coce
-1/4/	Representative to be Contacted:
Signature	
Venable, Baetjer and Howard, LLP Company	Robert A. Hoffman
	Name (410) 404 (600)
Address Telephone No.	210 Allegheny Avenue (410) 494-6200 Address .Telephone No.
Towson. MD 21204	110.04.00
City State Zip Code	Towson, MD 21204 City State Zip Code
	OFFICE USE ONLY
Case No. 02 395 SPHXA	ESTIMATED LENGTH OF HEARING
280 9115198	UNAVAILABLE FOR HEARING Reviewed By JUD Date 3/15/07

PETITION FOR VARIANCE

Petition for Variance pursuant to Baltimore County Zoning Regulations ("BCZR") Sections 1B02.2.B, 102.2 and 504 and Section V.B.2 of the Comprehensive Manual of Development Policies ("CMDP") (1970) to permit a combined front and side yard setback of 40 feet in lieu of the required 70 feet.

Petition for Variance pursuant to BCZR Sections 1B02.2.B and 504 and Section V.B.2 of the CMDP (1970) to permit a side yard setback of 17 feet in lieu of the required 20 feet.

Petition for Variance pursuant to BCZR Sections 1B02.2.B and 504 and Section V.B.2 of the CMDP (1970) to permit a rear yard setback of 18 feet in lieu of the required 30 feet, if

Mullan-North Oaks Signature Page

Legal Owner (s):

North Oaks Real Estate Partnership

By: Mullan-North Oaks Limited Partnership

By: Rosedale Co., Inc. General Partner

Norman W. Wilder
-President

Gwynn Falls Limited Partnership

By: Mullan-North Oaks Limited Partnership

By: Rosedale Co., Inc. General Partner

Bv:

Norman W. Wilder President

Khurs

c/o Norman W. Wilder Mullan Enterprises, Inc. 2330 West Joppa Road Suite 210 Lutherville, Maryland 21093 (410) 494-9200



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

or	the	property	located at	725 Mt.
O1	щс	property	iocateu at	723 ML.

Wilson Lane

which is presently zoned D.R. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto are described property for herein described property for

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

			I/We do solemnly declare and a perjury, that I/we are the legal is the subject of this Petition.	affirm, under i owner(s) of th	the penalties of ne property which
Contract Purchase	<u>r/Lessee:</u>		Legal Owner(s):		
Name - Type or Print			SEE ATTACHED		
Traine - Type of Triffe			Name - Type or Print		
Signature		**************************************	Signature		
Address		Telephone No.	Name - Type or Print		
City	State	Zip Code	Signature		
Attorney For Petition Robert A. Hoffman			Address		Telephone No.
Name - Type or Print			City Representative to be Co	State	Zip Code
Signature Venable Booties	and Harris	I T D		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Venable, Baetjer a	and noward,	<u> </u>	Robert A. Hoffman Name		
210 Allegheny Aver Address	nue (410)	494-6200 Telephone No.	210 Allegheny Avenue	(410)	494-6200 Telephone No.
Towson, MI	D	21204	Towson, MD	21204	•
City	State	Zip Code	City	State	Zip Code
			OFFICE US	E ONLY	
Case No. <u>02</u>	395 5	PHXA	ESTIMATED LENGTH OF UNAVAILABLE FOR HEAR		
REV 09 15 98		-	Reviewed By JL	Date	3 15 02

PETITION FOR SPECIAL EXCEPTION

Petition for Special Exception pursuant to Baltimore County Zoning Regulations Sections 1B01.2.B.2, 502 and 504 and Section V.B.4.a of the Comprehensive Manual of Development Policies (1970) to permit maximum building elevation widths of 610 feet (East to West) and 380 feet (North to South) in lieu of the maximum 490 feet and 330 feet, respectively approved in Case No. 88-19-XSPH.

Mullan-North Oaks Signature Page

Legal Owner (s):

North Oaks Real Estate Partnership

By: Mullan-North Oaks

Limited Partnership

By: Rosedale Co., Inc.

General Partner

Norman W. Wilder

Vice-President

Gwynn Falls Limited Partnership

By: Mullan-North Oaks

Limited Partnership

By: Rosedale Co., Inc.

General Partner

By:_ Muss

Norman W. Wilder

Vice-President

c/o Norman W. Wilder

Mullan Enterprises, Inc.

2330 West Joppa Road

Suite 210

Lutherville, Maryland 21093

(410) 494-9200

395

Description

To Accompany Petition for Special Hearing for FDP Amendments 199.90 Acre Parcel

Northwest Side of Mount Wilson Lane

Northeast of Winands Road

Second Election District, Baltimore County, Maryland



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
http://www.dmw.com
410 296 3333
Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

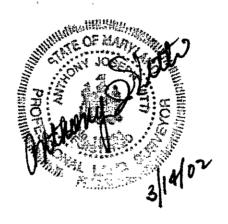
Beginning for the same at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Mount Wilson Lane (50 foot wide) with the centerline of Winands Road (40 foot wide), (1) Northeasterly along the centerline of Mount Wilson Lane 30 feet, more or less, thence at a right angle to said Mount Wilson Lane, (2) Northwesterly 30 feet, more or less to the point of beginning, thence leaving said beginning point and running the following nineteen courses and distances, viz: (1) North 22 degrees 49 minutes 45 seconds East 1190.04 feet, thence (2) North 66 degrees 18 minutes 08 seconds West 1104.36 feet, thence (3) North 73 degrees 03 minutes 55 seconds East 3945.18 feet, thence (4) North 35 degrees 41 minutes 05 seconds West 29.70 feet, thence (5) North 43 degrees 21 minutes 44 seconds East 30.71 feet, thence (6) South 46 degrees 38 minutes 16 seconds East 847.75 feet, thence (7) South 62 degrees 48 minutes 49 seconds West 0.80 feet, thence (8) South 46 degrees 38 minutes 16 seconds East 757.38 feet, thence (9) South 28 degrees 12 minutes 51 seconds East 217.34 feet, thence (10) South 09 degrees 05 minutes 07 seconds East 389.16 feet, thence (11) South 17 degrees 17 minutes 09 seconds East 172.02 feet, thence (12) South 69 degrees 51 minutes 45 seconds West 177.87 feet, thence (13) South 41

degrees 12 minutes 04 seconds West 323.38 feet, thence (14) South 83 degrees 29 minutes 56 seconds West 2086.86 feet, thence (15) South 31 degrees 13 minutes 19 seconds West 880.54 feet, thence (16) North 38 degrees 02 minutes 02 seconds West 740.44 feet, thence (17) South 41 degrees 27 minutes 26 seconds West 559.18 feet, thence (18) South 42 degrees 27 minutes 26 seconds West 150.15 feet, and thence (19) North 65 degrees 49 minutes 24 seconds West 846.52 feet, to the point of the beginning; containing 199.90 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

March 14, 2002

Project No. 84142 (L84142-1)



395

Description

To Accompany Petition for Special Exception, Special Hearing, and Zoning Variances

13.372 Acre Parcel

Northeast of Winands Road at Mount Wilson Lane South of Mary Ridge Drive

Second Election District, Baltimore County, Maryland

Beginning for the same at the end of the following courses and distance measured from the intersection of the centerline of Winands Road with the centerline of Mt. Wilson Lane, and referring all courses of this description to the Grid Meridian of the Maryland Coordinate System-NAD83 (1991), (1) North 35 degrees 54 minutes 11 seconds East 2401.97 feet, thence leaving said point of beginning and running for the thirty-two following courses and distances, viz: (1) South 65 degrees 22 minutes 39 seconds East 137.44 feet, thence (2) South 71 degrees 43 minutes 49 seconds East 250.00 feet to a point of curvature, thence (3) Southeasterly by a line curving to the right with the radius of 675.00 feet. (the arc of said curve being subtended by a chord bearing South 66 degrees 11 minutes 30 seconds East 126.39 feet) for a distance of 126.57 feet, thence (4) South 60 degrees 59 minutes 11 seconds East 90.45 feet to a point of curvature, thence (3) Southeasterly by a line curving to the left, having a radius of 465.00 feet, (the arc of said curve being subtended by a chord bearing South 67 degrees 01 minutes 18 seconds East 97.78 feet) for a distance of 97.96 feet to a point of curvature, thence (6) Southeasterly by a line curving to the right, having a radius of 15.00 feet, (the arc of



aft MCCune-Walker. Inc.

200 East Pennsystemal Acemie
Touson, Maryland 21286
http://www.a.srvw.com
420-296-3333
East 410-214-4705

A Team of Lina Planen.

Lanescape Activities.

Golf Course Activities.

Engineer: Sun good if

Environmental Technologies.

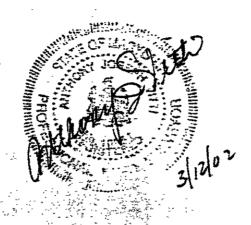
said curve being subtended by a chord bearing South 30 degrees 04 minutes 19 seconds East 20.45 feet) for a distance of 22.51 feet, thence (7) South 12 degrees 54 minutes 47 seconds West 60.15 feet to a point of curvature, thence (8) Southeasterly by a line curving to the left, having a radius of 175.00 feet, (the arc of said curve being subtended by a chord bearing South 04 degrees 02 minutes 32 seconds East 102.07 feet) for a distance of 103.57 feet, thence (9) South 23 degrees 50 minutes 22 seconds West 18.34 feet, thence (10) South 46 degrees 40 minutes 54 seconds East 188.62 feet, thence (11) South 60 degrees 59 minutes 39 seconds East 11.45 feet, and thence (12) South 30 degrees 25 minutes 21 seconds West 2.93 feet to a point of noncurvature, thence (13) Southeasterly by a line curving to the right, having a radius of 685.00 feet, (the arc of said curve being subtended by a chord bearing South 43 degrees 57 minutes 57 seconds East 57.30 feet) for a distance of 52.32 feet, thence (14) South 01 degree 32 minutes 29 seconds West 20.58 feet to a point of noncurvature, thence (15) Southwesterly by a line curving to the left, having a radius of 350.00 feet, (the arc of said curve being subtended by a chord bearing South 22 degrees 25 minutes 49 seconds West 257.09 feet) for a distance of 274.04 feet, thence (16) South 44 degrees 59 minutes 36 seconds West 21.22 feet, thence (17) Due West 117.40 feet to a point of curvature, thence (18) Northwesterly by a line curving to the right, having a radius of 475.00 feet, (the arc of said curve being subtended by a chord bearing North 72 degrees 42 minutes 23 seconds West 282.41 feet) for a distance of 286.74 feet, thence (19) North 55 degrees 24 minutes 45 seconds West 162.21 feet to a point of curvature, thence (20) Northwesterly by a line curving to the left, having a radius of 425.00 feet, (the arc of said curve being subtended by a chord bearing North 62 degrees 40 minutes 34 seconds West 107.47 feet) for a distance of

107.76 feet to a point of reverse curvature, thence (21) Northwesterly by a line curving to the right, having a radius of 240.00 feet, (the arc of said curve being subtended by a chord bearing North 6± degrees 36 minutes 10 seconds West 44.65 feet) for a distance of 44.71 feet to a point of reverse curvature, thence (22) Northwesterly by a line curving to the left, having a radius of 225.00 feet, (the arc of said curve being subtended by a chord bearing North 71 degrees 34 minutes 48 seconds West 95.97 feet) for a distance of 96.71 feet to a point of reverse curvature, thence (23) Northwesterly by a line curving to the right, having a radius of 240.00 feet, (the arc of said curve being subtended by a chord bearing North 74 degrees 18 minutes 35 seconds West 79.92 feet) for a distance of 80.29 feet to a point of compound curvature, thence (24) North vesterly by a line curving to the right, having a radius of 375.00 feet, (the arc or said curve being subtended by a chord bearing North 59 degrees 26 minutes 15 seconds West 69.12 feet) for a distance of 69.22 feet, thence (25) North 54 degrees 38 minutes 57 seconds West 73.52 feet, thence (26) North 17 degrees 23 minutes 21 seconds East 127.83 feet, thence (27) North 21 degrees 41 minutes 46 seconds East 146.12 feet, thence (28) North 60 degrees 54 minutes 09 seconds West 75.97 feet, thence (29) North 29 degrees 05 minutes 51 seconds East 93.94 feet, thence (30) South 60 degrees 54 minutes 09 seconds East 85.95 feet, and thence (31) North 25 degrees 13 minutes 51 seconds East 177.82 feet, thence (32) North 14 degrees 04 minutes 21 seconds East 51.95 feet to the point of beginning; containing 13.372 acres of land, more or less, as surveyed by Daft-McCune-Walker, Inc., in December 2001.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

March 12, 2002

Project No. 84142.DA (L84142.DA)



PANENT ACTIVITY	KE WOOD OVERHER KNOW KNIN DINNER >>NEGETY II UTZAG DISH, 5 529 ZOMING VERIFICATION CR MI. 011279		÷ _	CASHIER'S VALIDATION
BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT 1 1 1 2 7 9	006 6150	FROM: MULAN HOLDINGS INC.	FOR. FILLING SPHYA.	DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

· · ·

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson. Maryland on the property identified herein as follows: Case. #02-395-SPHXA

725 Mt-Wilson Laine 11 1 1 1 1 1 1 1 1 1

N/S of Winancis Road at MIL Wilson Lane

(W of Reisterstown Road)

2nd Election District 2nd Councilmanic District Legal Owner(s): Norman W. Wilder, President,

Mulen Enterprises, Inc.

Special Exception: to permit maximum building elevation widths of 610 feet (east & west) and 380 feet (north to south) in lieu of the maximum 490 and 330 feet respectively approved in case No. 88-19-XSPH. Variance: to permit a combined front and side yard setback of 40 feet in lieu of the required 70 feet, to permit a side yard setback of 17 feet in lieu of the required 20 feet, to permit a frear yard setback of 18 feet in lieu of the required 30 feet, if necessary, Special Helaning, to amend the latest approved site plan and all prior zoning relief and to amend the latest approved partial and final development plans. Hearing: Mouday, May 6, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E SCHMIDT

Zoring Commissioner for Baltimore County

NOTES (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing. Contact the Zoning Review Office at (410) 887-3391. 4/230 April 18-

CERTIFICATE OF PUBLICATION

4/18 ,2002
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 418,2002.
☑ The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

CERTIFICATE POSTING

	RE: Case No.: <u>02-395-5PHX</u>
•	Petitioner/Developer: NOR MAN
•	W. WILDER
	Date of Hearing/Closing: 5/6/200
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	
vere posted conspicuously on the property le	ocated at 725 MT WILSON
	ocated at 725 MT WILSON LANE
	4/19/02
	4/19/02 (Month, Day, Year) Sincerely, 4/19/02
he sign(s) were posted on	LANE 4/19/02 (Month, Day, Year) Sincerely, 4/9/02 (Signature of Sign Poster and Date)
The sign(s) were posted on	LANE 4/19/02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK
The sign(s) were posted on	4/19/02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSC ROBERT BLACK (Printed Name)
The sign(s) were posted on	LANE 4/19/02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK
The sign(s) were posted on	4/19/02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSC ROBERT BLACK (Printed Name) 1508 Leslie Rd
The sign(s) were posted on	4/19/02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd (Address)
The sign(s) were posted on	LANE 4/19/02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd (Address) Dundalk, Haryland 21222

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing

Zoning Review will ensure that the legal requirements for advertising are satisfied However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number # 395
Petitioner North Oaks Real Estate Partnership Et Al
Address or Location 725 Mt. Wilson Lane
PLEASE FORWARD ADVERTISING BILL TO
Name Robert A. Hoffman of Venable Bactyer + Howard, LLP
Address 210 Allegheny Au
Touson, MD
21204
Telephone Number (4/c) 494-6200

TO: PATUXENT PUBLISHING COMPANY

Thursday, April 18, 2002 Issue - Jeffersonian

Please forward billing to:

Robert A Hoffman Esquire Venable Baetjer & Howard 210 Allegheny Avenue Towson MD 21204

410 494-6200

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-395-SPHXA

725 Mt Wilson Lane

N/S of Winands Road at Mt Wilson Lane (W of Reisterstown Road)

2nd Election District – 2nd Councilmanic District

Legal Owner: Norman W Wilder, President, Mullen Enterprises, Inc.

<u>Special Exception</u> to permit maximum building elevation widths of 610 feet (east & west) and 380 feet (north to south in lieu of the maximum 490 and 330 feet respectively approved in case No. 88-19-XSPH. <u>Variance</u> to permit a combined front and side yard setback of 40 feet in lieu of the required 70 feet, to permit a side yard setback of 17 feet in lieu of the required 20 feet, to permit a rear yard setback of 18 feet in lieu of the required 30 feet, if necessary. <u>Special Hearing</u> to amend the latest approved site plan and all prior zoning relief and to amend the latest approved partial and final development plans.

HEARING:

Monday, May 6, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

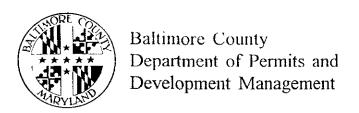
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL

ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S

OFFIGE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

April 9, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-395-SPHXA

725 Mt Wilson Lane

N/S of Winands Road at Mt Wilson Lane (W of Reisterstown Road)

2nd Election District – 2nd Councilmanic District

Legal Owner: Norman W Wilder, President, Mullen Enterprises, Inc.

Special Exception to permit maximum building elevation widths of 610 feet (east & west) and 380 feet (north to south in lieu of the maximum 490 and 330 feet respectively approved in case No. 88-19-XSPH. Variance to permit a combined front and side yard setback of 40 feet in lieu of the required 70 feet, to permit a side yard setback of 17 feet in lieu of the required 20 feet, to permit a rear yard setback of 18 feet in lieu of the required 30 feet, if necessary. Special Hearing to amend the latest approved site plan and all prior zoning relief and to amend the latest approved partial and final development plans.

Monday, May 6, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue **HEARING:**

Arnold Jablon Director

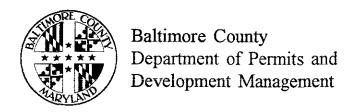
C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204

Mullan Enterprises Inc, Norman W Wilder, President, 2330 W Joppa Road,

Suite 210, Lutherville 21093

Mitchell Kellman, D & W, 200 E Pennsylvania Avenue, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 20, 2002.
 - (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
 - (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING **REVIEW OFFICE AT 410-887-3391.**



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

May 3, 2002

Robert A. Hoffman Venable, Baetjer and Howard, LLP 210 Allegheny Avenue Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number: 02-395 SPHXA ,725 Mt. Wilson Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/15/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,
W. Carl Richards Jan/ju

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:ric

Enclosures

c: c/o Norman W. Wilder Mullan Enterprises, Inc. 2330 West Joppa Rd. Suite 210
 Lutherville, MD 21093
 People's Counsel

)_____

Office of the Fire Marshal

Towson, Maryland 21286-5500

700 East Joppa Road

410-887-4880

Baltimore County Fire Department

Department of Permits and Development Management (PDM)
County Office Building, Room 111

Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 25,2002

Item No.: 395

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office PHONE 887-4881, MS-1102F

cc: File

COUNTY REVIEW GROUP MEETING (PRIVATE)

County Review Group comments

1. The fire marshal's office has no comments at this time.

Come visit the County's Website at www.co.ba.md.us

Sile

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

MAY 6

DATE: May 6, 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-395

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Section Chief:

AFK/LL:MAC



Maryland Department of Transportation State Highway Administration



Parker F. Williams Administrator

April 1, 2002

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County Item No. 395 (JL) North Oaks 725 Mt. Wilson Lane

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval of the Special Exception.

• However, we will require the owner/developer to submit a traffic impact analysis to determine the development effects at the intersection of MD 140 and Mt. Wilson Lane.

Should you require any additional information regarding this subject, please contact Larry Gredlein at 410-545-5606 or by E-mail (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

CC: Robert W. Bowling, P.E.

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
725 Mt. Wilson Lane, N/S Winands Rd at
Mt. Wilson Ln (W of Reisterstown Rd)
2nd Election District, 2nd Councilmanic

Legal Owner: North Oaks Real Estate Partnership and Gwynn Falls L.P. Petitioner(s)

- BEFORE THE
- ZONING COMMISSIONER
- FOR.
- * BALTIMORE COUNTY

*

Case No. 02-395-SPHXA

* * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).

PETER MAX ZIMMERMAN

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 02 - 395 - SP4 x A

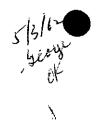
Date Completed/Initials	
3-26-02 4-9-02	PREPARE HEARING FILE (put case number on all papers, hole punch and place appropriately, put label and case number on folder; complete information on stamp on front of folder)
1-7-0C	DETERMINE HEARING DATE (schedule within 45 days of filing, post and advertise at least 15 days prior to hearing)
7-7-00	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice, place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
-	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies, mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
yv	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
K. 4-30-02	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
5-3-02	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for

hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative

on Tuesday morning)



210 Allegheny Avenue Post Office Box 5517 Towson, Maryland 21285-5517 (410) 494-6200, Fax (410) 821-0147 www.venable.com



OFFICES IN

MARYLAND WASHINGTON, D.C. VIRGINIA

Robert A. Hoffman (410) 494-6262

rahoffman@venable.com

May 3, 2002

HAND-DELIVERED

Arnold Jablon, Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing, and Variance

Case No. 02-395-SPHXA -- 725 Mt. Wilson Lane 2nd Election District, 2nd Councilmanic District

Dear Mr. Jablon:

I am requesting, on behalf of Petitioner North Oaks Real Estate Partnership, that the above-referenced Petitions for Special Exception, Special Hearing, and Variance be witthdrawn and that the hearing scheduled for Monday, May 6, 2002, at 2:00 p.m. be cancelled. Certain proposed architectural changes may necessitate revisions to the site plan and to the requested relief. We have contacted those members of the surrounding community we believe may have had an interest in attending the hearing to inform them that Petitioner will not be going forward with the relief at this time.

If you have any questions regarding the above request, please feel free to give me a call.

Very truly yours,

Robert A. Hoffman

Robert A. Hoffman /am

RAH/pam

cc: Lawrence E. Schmidt, Esquire

J. Carroll Holzer, Esquire

C. William Clark, Esquire

Peter Max Zimmerman, Esquire

TO1DOCS1/123904 v1

02-1532 MAY 8 2002



210 Allegheny Avenue Post Office Box 5517 Towson, Maryland 21285-5517 (410) 494-6200, Fax (410) 821-0147 www.venable.com





July 3, 2002

Arnold Jablon, Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variance

North Oaks - 725 Mt. Wilson Lane

Dear Mr. Jablon:

Yesterday, on behalf of the owners of the North Oaks facility, I filed Petitions for Special Exception, Special Hearing, and Variance seeking zoning relief to enable the facility to expand the number of nursing beds. Similar relief was requested earlier this year, but was withdrawn in May prior to the hearing date because of architectural changes to one of the additions. A second addition has also been proposed.

Thomas F. Mullan, III, one of the principals with North Oaks, is eager to move forward promptly with the additions and would appreciate any assistance you could provide in setting a hearing on these petitions as soon as possible.

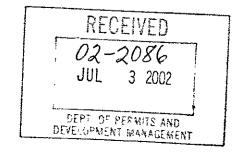
Very truly yours,

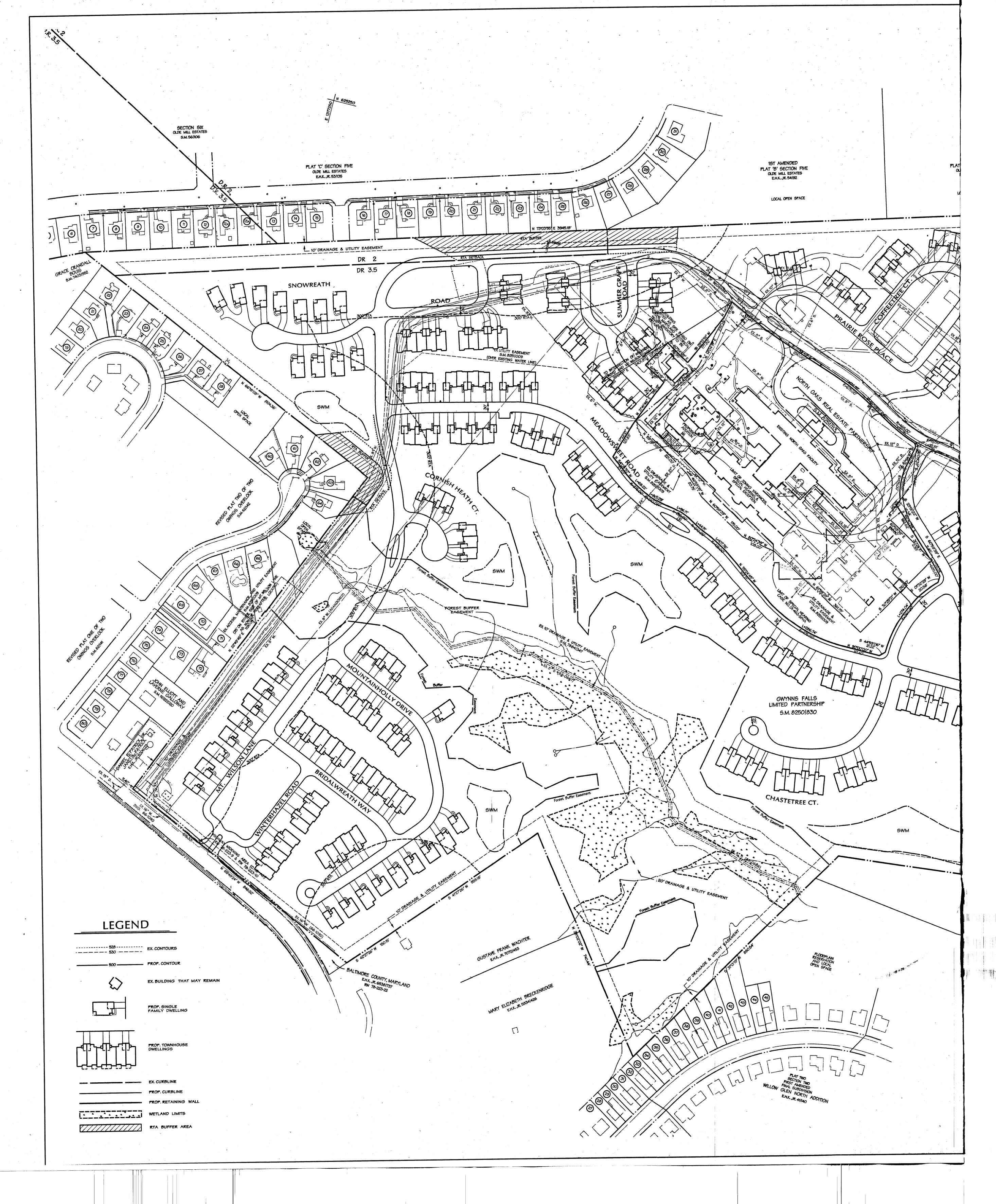
Robert A. Hoffman

RAH/mar

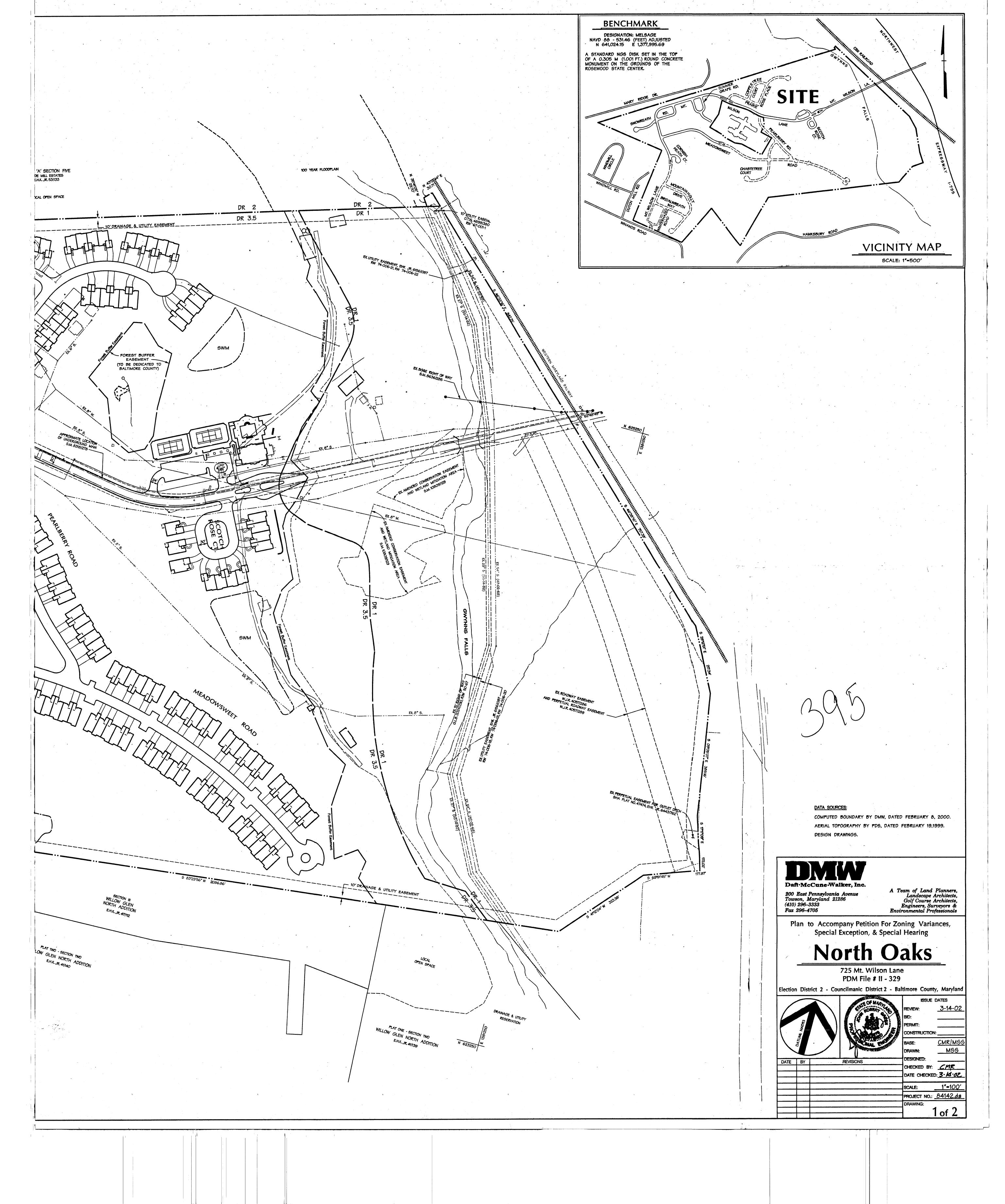
cc: Mr. Thomas F. Mullan, III

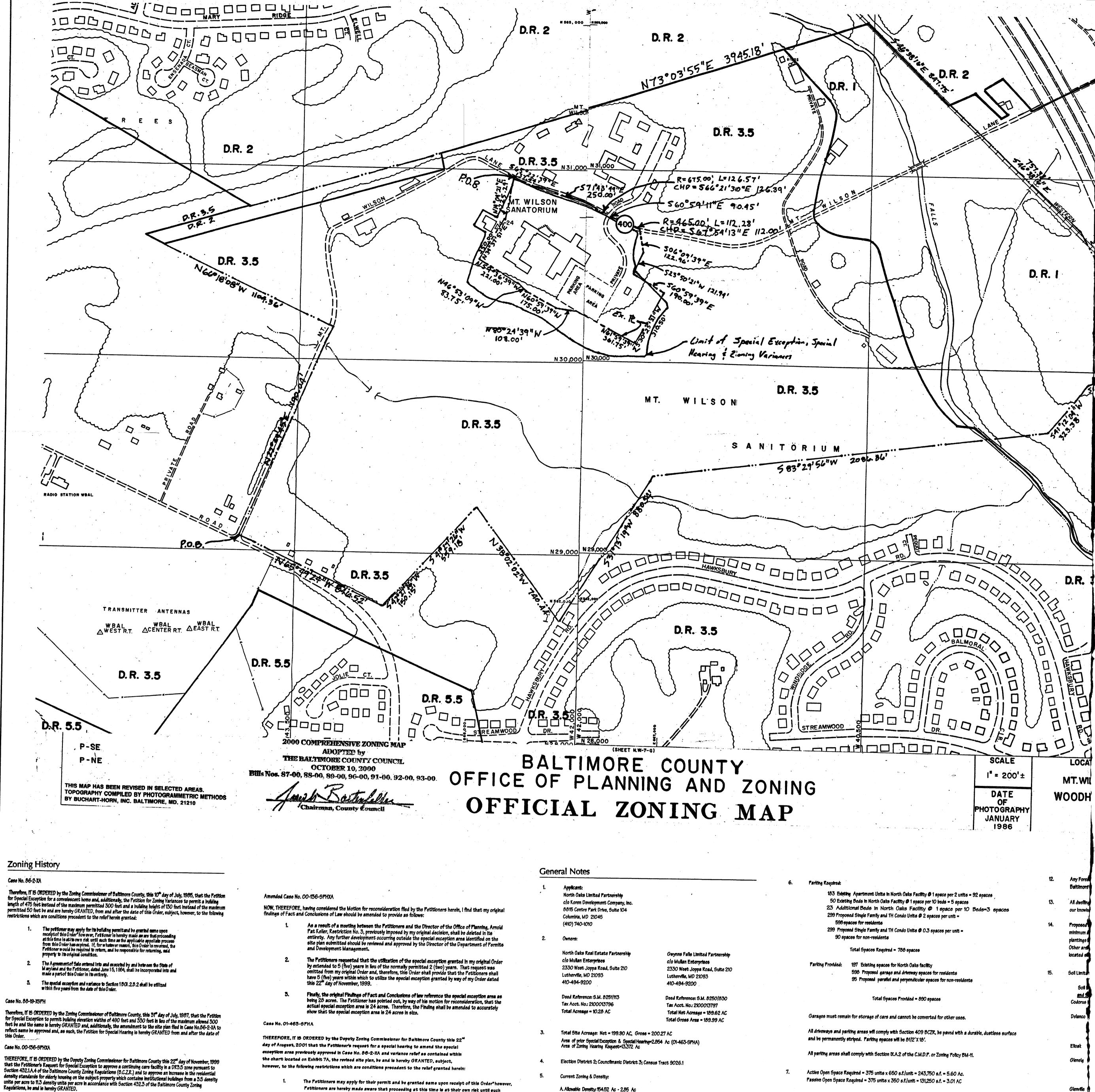
TO1DOCS1/#140312 v1





1/15/02 11:25:08 AM crizzi





permitted 50 feet be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following

for Special Exception to permit building elevation widths of 490 feet and 330 feet in lieu of the maximum allowed 300 feet be and the same is hereby GRANTED and, additionally, the amendment to the site plan filed in Case No.86-2-XA to reflect same be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of

Case No. 00-136-SPHXA

Section 432.1.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) and to approve an increase in the residential density standards for elderly housing on the subject property which contains institutional buildings from a 3.5 density units per acre to 11.3 density units per acre in accordance with Section 432.3 of the Baltimore County Zoning Regulations, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petition for Special Hearing request to amend the relief which was granted in Case Nos. 86-2-XA and 88-19-XSPH, be and is herby GRANTED. IT IS FURTHER ORDERED, that the Petition for Variance filed requesting the following relief:

Variance to Sections 1801.2.8.2 and 504.2 of the Baltimore County Zoning Regulations and Section II.A.29 (Non-Residential Principal Buildings in DR Zones) of the Comprehensive Manual of

- Development Policies to allow building elevation widths of 525 ft. and 550 ft. in lieu of the permitted 300 ft. Variance to Section 1801.2.C.a of the Baltimore County Zoning Regulations to permit a front yard
- setback of 21 ft. in lieu of the required 50 ft. Variance to Section 1801.2.C.a of the Baltimore County Zoning Regulations to permit a side yard
- setback of 0 ft. in lieu of 20 ft., if necessary. Variance to Section 1801.2.C.a of the Baltimore County Zoning Regulations to permit a rear yard

be and is hereby GRANTED, subject, however, to the restrictions listed below which are conditions precedent to the relief granted herein:

setback of 0 ft. in lieu of 30 ft., if necessary.

- The Petitioners may apply for their building permit and be granted same upon receipt of the Order however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
 - Pursuant to the comment issued by the Planning Office, the Petitioners shall amend their site plan to identify the three (3) buildings with the MH Maryland Historic Trust No. BA160.
 - Any subsequent development occurring outside this special exception area, in the area which was the subject of the original CRG approval for this process shall be reviewed through the new development review process and shall not be considered an amendment to the previously approved CRG plan.
- J-4. When applying for a building permit, the site plan/landscape plan filed must reference this case and set forth and address the restrictions of the Order.

- Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning. said property to its original condition.
- The Petitioners shall be required to submit to Mr. Avery Harden, Landscape Architect for Baitimore County, a landscape plan depicting the vegetation that is to be retained along the rear of those homes situated on Windmill Circle, Dutch Mill Road, and Winands Road. This landscape plan shall not only show vegetation to be retained, but also any additional plantings that, at the discretion of Mr. Avery Harden, would be needed in order to further screen the new homes to be constructed on this property from the existing homes located on the aforementioned roads. Said landscape plan shall be submitted within sixty (60) days from the
- The entrance to this subdivision from Winands Road shall be a gated entrance which shall not be open for use by the general public. This may help to alleviate any shortcutting that may occur by virtue of this development being constructed.
- The sale of any of these homes to be constructed upon the Petitioner's property shall be sold to the residents, one of which must be at least 55 years of age or older. This is consistent with the representations made at the hearing before me and the deed from which the Petitioners took
- When applying for building permits, the site plan filed must reference this case and set forth and address the restrictions of this order.

#95-453-X?

date of this order.

A. Allowable Density: 154.52 Ac - 2.85 Ac (Special Exception Area for Convalescent/Nursing)=151.67 Ac D.R. 3.5 151.67 Ac • D.R. 3.5 = 530.85 Dwelling Units 2.72 Ac @ D.R. 2.0 = 5.44 Dwelling Units 43.03 Ac @ D.R. 1.0 = 43.03 Dwelling Units

B. Existing Density: (Phase 4) 183 Dwelling (Apartment) Units in the North Oaks Facility. C. Proposed Denisty: (Phase 1) = 86 Dwelling Units (72 Townhouse Condo Units & 14 Single Family Condo Units) (Phase 2) = 107 Dwelling Units (88 Townhouse Condo Units & 19 Single Family Condo Units)

579.32 Dwelling Units

(106 Townhouse Condo Units & O Single Family Condo Units) Phases 1,2,& 3 = 299 Dwelling Units (266 Townhouse Condo Units & 33 Single Family Condo Units) D. Future Density: (Phase 4) 97 Dwelling Units (Apartments) in the North Oaks Facility.

Total Phase 4:183 + 97 = 280 Dwelling Units E. Total Dwnstty Proposal = 579 Dwelling Units

Allowable density is based on current zoning and does not include the density increase from Case 00-136-SPHXA. Unit breakdown is approximate and subject to change due to market conditions at time of development.

All units outside the North Oaks Facility will be for sale as condominiums.

(Phase 3) = 106 Dwelling Units

Open space for 204 units provided in floodplain as shown on the Amended CRG plan approved 3/19/85.

Open space will be owned and maintained by an HOA/COA or privately. The developer, not Baltimore County, shall be responsible for construction and installation of any amenities in the open

All Local Open Space shall be in compliance with the Local Open Space Manual, Latest Edition.

Temporary open space boundary markers, tree protection devices and four foot high snow fencing or approved equivalent shall be installed prior to any clearing or grading. Within the area shown as open space, disturbance beyond that which is shown on the development plan shall not be

allowed without prior approval from the Department of Recreation and Parks. A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit.

Estimated Average Daily Trips: 183 Existing Retirement Community Units @ 3.3

for Existing 8

Proposed Units 72 Townhouse Units @ 8.5 <u>612</u> = 1,361.5 Existing streams, wetlands, and forest buffers on the site are shown. The Gwynns Falls 100-year floodplain shown was taken from the Gwynns Falls Flood Plain Study by Baker-Wibberley & Associates, inc. The 100-Year floodplain shown for

14 Single Family Detached Units Ø 10.4

There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management

the unnamed tributary was taken from the Floodplain Study for the Unnamed Tributary of Gwynns Falls by DMW dated July 2000, revised August 2000.

All signage t All roads an the existing i properties.

= 603.9

= 145.6

Manor

Melvin

There are no

The approxim

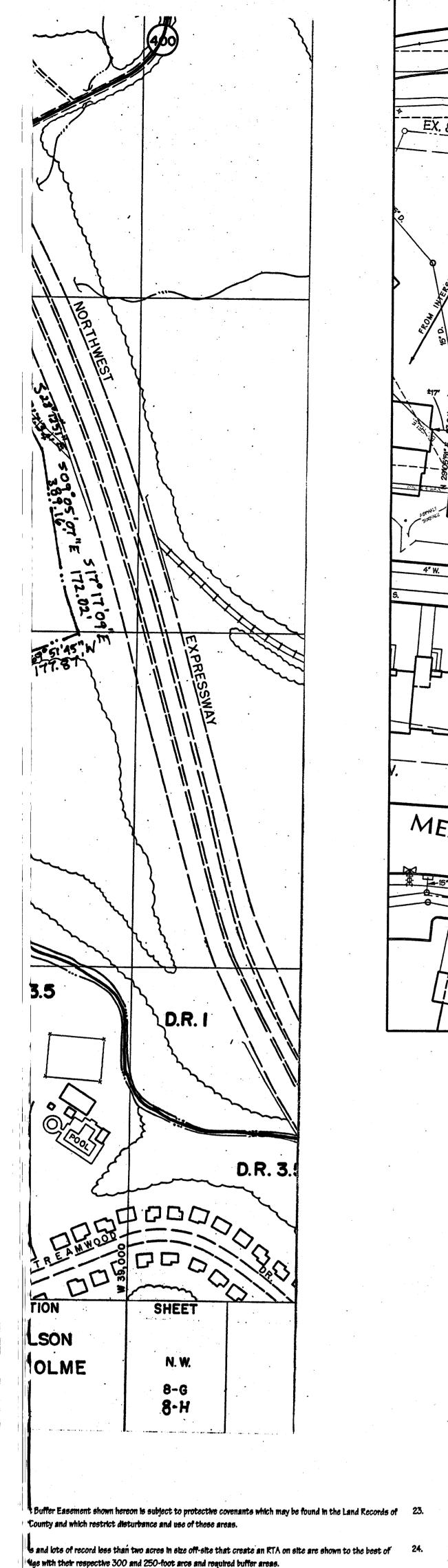
tank will be

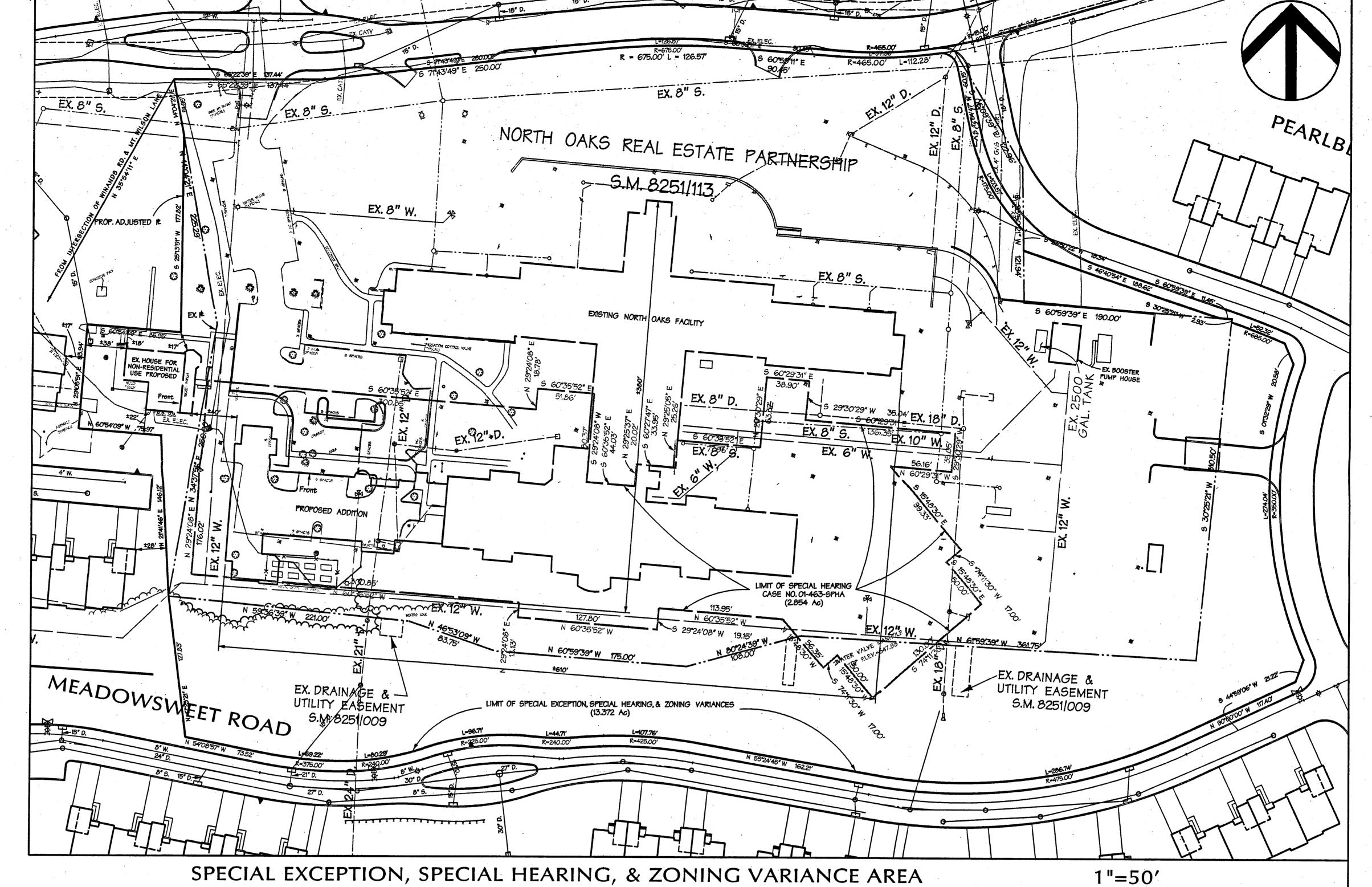
be retained.

The original

Amended CR

The Second 1





uildings in a Residential Transition Area will not exceed 130 feet in length or 35 feet in average height. The Istance between buildings will be 1 ½ times the average height of the higher building. All required buffer Itil comply with the Baltimore County Landscape Manual. Some existing wooded areas will be retained as buffer is will require additional planting. Street lighting will be in accordance with Baltimore County Standards and as not to shine on or reflect upon adjoining residences.

erics	With	Without	
mbol	Basements	Basements	Roads and Streets
(Cu)	Flooding Hazard	Flooding Hazard	Flooding Hazard
DeB)	Moderate:	Slight	Moderate:
	Moderately High		Moderately High Water
	Water Table		Table; Slope
EhB2)	Slight	Slight	Moderate: Slope
(GcB2)	Slight	Slight	Moderate: Slope
GcC2)	Moderate: Slope	Moderate: Slope	Severe: Slope
GcD2)	Severe: Slope	Severe: Slope	Severe: Slope
Gnb)	Severe: High	Moderate: High Water	Severe: High Water
·	Water Table	Table	Table
MbD2)	Severe: Slope	Severe: Slope	Severe: Slope
McC2)	Moderate: Slope	Moderate: Slope	Severe: Slope
McD2)	Severe: Slope	Severe: Slope	Severe: Slope
MdE)	Severe: Slope	Severe: Slope	Severe: Slope
Mn)	Severe: High	Severe: High	Severe: High
	Water Table;	Water Table;	Water Table;
	Poor Natural Drainage	Poor Natural Dramage	Poor Natural Drainage

known Critical Areas, endangered species habitate, or hazardous materials on the site.

hate location of a 2500 gallon fuel tank used for a diesel generator and fire pump is shown on the plan. This brecision tested and the results will be submitted to DEPRM.

s will be retained wherever possible.

be provided to the existing building listed as BA160 on the Maryland Historical Trust inventory, which is to

Vian for Phase 1 was granted by W-86-156 on July 17, 1986.

TRG plan was approved March 19, 1985. The first Amended CRG plan was approved October 9, 1987. The Second 1G plan was approved May 4, 2000. The first Revised, Second Amended CRG plan was approved June 13, 2001. Revised, Second Amended CRG plan was approved on October 12, 2001.

b conform to Section 450 of the Baitimore County Zoning Regulations.

utilities on the entire property are private with the exception of the existing Gwynne Falls interceptor sewer, bewer along the unnamed tributary, and the proposed sewer extension for the Watcher and Breckenridge

- Adequately sized turnsrounds will be provided on all private roads for sanitation and emergency vehicle use. A turnsround for Mt. Wilson Lane will be provided at the gatchouse near the Clubhouse.
- Trash and refuse will be collected by public or private contractor. Can pickup will be provided for single family and townhouse units.
- The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact building models become available but prior to installation of street curbs.
- 26. All accessory uses shall conform to BCZR Section 432.1.B.3.
- into yards may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore

 County Zoning Regulations, (Subject to covenants and applicable buildings permits).
- 28. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.
- 29. If drainage, utility and walkway easements are fenced, than at least 5 feet must remain open for pedestrian access.

 30. Proposed building heights shall not exceed 50 feet unless a variance is requested and granted.
- Proposed building widths shall not exceed 300 feet unless a variance is requested and granted.

 31. Clubhouse, pool, and tennis courts are for use of the North Oaks residents and their guests only.
- 32. All sidewalks shall be 6 feet in width unless otherwise: noted.
- 33. All streets shall be 30 feet in width unless otherwise noted.
- Zoning Setbacks (Subject to variances granted by case no.01-463-SPHA)

Minimum setbacks are as follows:

30 feet building to tract boundary
50 feet building to existing street centerline
25 feet building to existing street right-of-way
22 feet garage or carport to street right-of-way

Where windows are provided, they will meet the following minimum setbacks:

35 feet window to tract boundary 15 feet window to lot line 40 feet between opposing windows 25 feet window to street right-of-way

Buildings in RTA's will conform to the following restrictions:

75 feet front and side setback from tract boundary 150 feet rear setback from tract boundary 75 feet parking setback

Director of PDM Note

This development plan is approved by the Director of PDM based on his interpretation of the Zoning Regulations, that is complies with present policy, density and bulk controls as they are delineated in the Regulations. Any partor parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

Zoning Relief

- 1. Special Exception pursuant to BCZR Sections 1B01.2.B.2,502, and 504 and Section V.B.4.a of the CMDP (1970) to permit maximum building elevation widths of 610 feet (east to west) and 380 feet (north to south) in lieu of the maximum 490 feet and 330 feet approved in Case No. 88-19-XSPH
- Variance pursuant to BCZR Sections 1B02.2.B, 102.2, and 504 and Section V.B.2
 of the CMDP (1970) to permit a combined front and side yard setback of 40 feet in
 lieu of the required 70 feet.
- 5. Variance pursuant to BCZR Sections 1802.2.8 and 504 and Section V.B.2 of the CMDP (1970) to permit a 17 foot side yard setback in lieu of the required 20 feet.
- 4. Variance pursuant to BCZR Sections 1B01.2.B and 504 and Section V.B.2 of the CMDP (1970) to permit an 18 foot rear yard setback in lieu of the required 30 feet if necessary.
- 5. Special Hearing to amend the latest approved site plan and all prior zoning relief.
 6. Special Hearing to amend the latest approved partial and final development plans.

Area for Special Hearing = 13.372 Acres ±



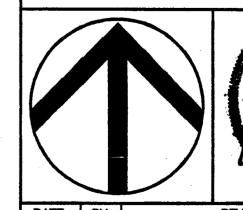
200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296–3333 Fax 296–4705 A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

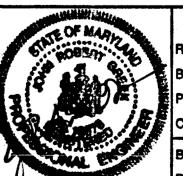
Plan to Accompany Petition For Zoning Variances, Special Hearing, & Special Exception

North Oaks

725 Mt. Wilson Lane PDM File # II - 329

Election District 2 - Councilmanic District 2 - Baltimore County, Maryland





REVIEW: 3-14-02
BID:
PERMIT:
CONSTRUCTION:
BASE:
DRAWN: CMR

DATE BY REVISIONS

DESIGNED:
CHECKED BY: CMZ
DATE CHECKED: 5. 14.07

SCALE: As Shown
PROJECT NO.: 84142.DA

Thu Mor M 1642206 2002 MN84142DAN84142daup2